

Subject: Written Comment Regarding Stormwater, Runoff, and Environmental Impacts – REZ24-0008-SP24-0013
Attachments: IMG_7309 (1).jpeg; IMG_0824.jpeg

From: Dee Lamphear

Sent: Wednesday, January 14, 2026 7:23 PM

To: Planning <Planning@a2gov.org>; Lenart, Brett <BLenart@a2gov.org>

Cc: City Council <CityCouncil@a2gov.org>;

Subject: Written Comment Regarding Stormwater, Runoff, and Environmental Impacts – REZ24-0008 / SP24-0013

Dear Mr. Lenart and Members of the Planning Commission,

My name is Leslie (Dee) Lamphear, and I live at **1307 Iroquois Place**. I am writing to express concerns regarding stormwater and environmental impacts associated with the proposed rezoning and site plan for Woodbury Gardens (REZ24-0008 / SP24-0013).

My concern is based on the legal and technical standards the City of Ann Arbor applies to development review. Under the Unified Development Code, stormwater management, natural features, drainage, and topographic impacts are regulated components of site plan review. Ordinance 24-20 further clarifies that stormwater review must align with jurisdictional boundaries between the City and the Washtenaw County Water Resources Commissioner (WCWRC). [\[content.go...livery.com\]](#) [\[a2gov.legistar.com\]](#)

Because the proposed redevelopment would replace existing townhomes and landscaped areas with two 7-story buildings and a multi-level parking structure, I request the following information before any approvals proceed:

- **A full stormwater impact study** demonstrating that post-development runoff rates and volumes will not exceed current conditions, consistent with WCWRC standards requiring no downstream increase in flooding. [\[a2gov.org\]](#)
- **A hydrologic and hydraulic analysis** evaluating how increased impervious surfaces will affect drainage patterns toward Iroquois Place and surrounding areas. The City recognizes that urban development and reduced natural drainage can exacerbate local flooding. [\[annarborhub.com\]](#)
- **A Natural Features Statement of Impact and Mitigation Plan**, as required under Chapter 57 for projects with significant effects on natural systems, including soil compaction, infiltration loss, and altered flow paths. [\[annarbor...onicle.com\]](#)
- **Verification that the project meets the City's "no increase in flood elevation" requirement**, which prohibits development that obstructs or redirects stormwater in a way that increases flooding on adjacent parcels. [\[a2gov.org\]](#)
- **Complete grading, drainage, and surface elevation drawings** as required in final site plan materials, including existing and proposed elevations, retaining walls, and all drainage structures. [\[annarbor...i.elaws.us\]](#)

In addition, I request that staff evaluate cumulative watershed impacts. Prior infrastructure changes along Stadium Boulevard have already increased water flow toward Iroquois, resulting in more frequent flooding during high-intensity rain events. Attached below are a few photos of how our street has flooded on two different dates (June 25th, 2021, and August 16th, 2025 respectively). The street has flooded numerous other times, but the frequency and severity of the floods has increased since the completion of the Stadium Boulevard bridge. As the City has documented, climate-driven increases in storm intensity and reduced natural absorption can strain stormwater systems and elevate neighborhood flooding risk. [\[annarborhub.com\]](#)

Given these considerations, I respectfully ask the Planning Commission to ensure that all stormwater and environmental requirements are fully analyzed, publicly documented, and addressed prior to advancing the rezoning or site plan.

Thank you for considering these comments.

Sincerely,
Dee Lamphear
1307 Iroquois Place



